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<i>Property Name</i>	Big Musgrove
<i>Nominating Entity</i>	USDA Forest Service
<i>Acquiring Agency</i>	USDA Forest Service
<i>General Location</i>	SW corner of Washoe Valley approx. 20 miles south of Reno, Nevada.
<i>Property Description</i>	<p>The property consists of rolling to steep forested landscape which was burned in the early 1980's with a stand replacement fire and was subsequently salvage logged. Natural and artificial revegetation processes have been occurring on these mostly northerly aspect slopes since then. The lands provide a scenic backdrop from southbound US-395 and the Franktown Road. They include early seral vegetation typical of recently disturbed lands in the 5,500 to 6,300 elevation range of the Carson Front Mountain Range. They also include floodplain and wetland resource values associated with approximately 9,000 linear feet of perennial streamcourses. These include 6,000 ft. of Musgrove Creek and 3,000 ft. of Big Canyon Creek, a tributary to Musgrove Creek, an important tributary to Lewers Creek, Washoe Lake, Steamboat Creek, and the Truckee River. The lands could provide enhanced public access to adjacent National Forest System (NFS) lands to the south using existing old roads on the property and from existing easements on adjacent private parcels to the north. The nominated lands are adjacent to Nevada State Park Lands to the west. Acquisition of this property is consistent with the Toiyabe National Forest Land & Resource Management Plan of 1986.</p>
<i>County</i>	Washoe County
<i>Natural Resource Value</i>	<p>The property provides important wildlife habitat including black bear habitat and critical deer winter range. Other associated resource values are dispersed recreation, visual and scenic quality, improves landline and management efficiency, secures access, facilitates planning objectives of county and state governments, and secures quality water. The highest resource value is that associated with the 9,000 linear feet of perennial streamcourses and the riparian values associated with those streams. In addition to high quality low temperature water, the riparian zones consist of willow vegetation which has been known to be important to wildlife habitat. Land recovering from a fire creates habitat that attract a wide range of bird species, particularly those that eat insects inhabiting dead trees, such as woodpeckers, etc.</p>
<i>Acres</i>	385
<i>Anticipated Costs</i>	\$3,530,000.00

** Anticipated Cost is the Owner's asking price, plus an estimated amount for associated allowed expenses such as appraisals, surveys, closing costs, etc.*